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Planning Commission Continuance

TO: PLANNING COMMISSION

FROM: JORDAN FELD, AICP, SENIOR PLANNER
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THROUGH: CATHERINE LORBEER, AICP, PRINCIPAL PLANNER
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MEETING DATE: SEPTEMBER 3, 2014

SUBJECT: S14-07 CITY GATE, REQUEST TO APPROVE THE PRELIMINARY PLAT AND STREETScape PLAN FOR 20 COMMERCIAL LOTS ON APPROXIMATELY 61 ACRES OF REAL PROPERTY LOCATED AT THE SOUTHEAST CORNER OF HIGLEY ROAD AND BASELINE ROAD IN THE REGIONAL COMMERCIAL (RC) ZONING DISTRICT.

STRATEGIC INITIATIVE: Community Livability

Allow for the development of a new commercial subdivision to support planned employment and commercial uses in the Baseline Medical Growth Area.

RECOMMENDED MOTION

MOVE TO CONTINUE S14-07 TO OCTOBER 1, 2014.

APPLICANT/OWNER

Applicant Name	Bowman Consulting Troy Peterson	Owner	Woodbury Corporation Land Richards
Address	1295 W Washington Tempe, AZ 85281	Address	2733 Parleys Way, Suite 300 Salt Lake City, UT 84109
Phone	480-629-8830	Phone	480-206-4645
Email	tpeterson@bowmanconsulting.com	Email	lrlandmark@gmail.com

BACKGROUND/DISCUSSION

<i>Date</i>	<i>Description</i>
May 2, 2009	Town Council approved Annexation No. A09-1, Ordinance No. 2230.
September 5, 2013	Town Council approved Resolution No. 3189; establishing a development agreement for reimbursement of public roadway improvements.
February 13, 2014	Town Council approved Z13-39, Ordinance No. 2475; rezoning the property to Regional Commercial (RC) zoning district.
August 6, 2014	Planning Commission continued S14-07 to the September 3, 2014 meeting.

Overview

City Gate is a proposed 20-lot commercial subdivision (preliminary plat and open space plan) located at the southeast corner of Higley Road and Baseline Road. The site is within the Town of Gilbert General Plan Baseline Medical Growth Area and is zoned Regional Commercial (RC). The site has double arterial frontage on its north and west sides, and abuts planned and existing single family residential on its south and east sides, respectively.

Continuance

The applicant's initial traffic study indicated additional analysis would be necessary to fully understand long-term circulation impacts both internal to the project as well as those impacts on the public rights-of-way serving the development. The applicant's subsequent traffic impact analysis submittal and related staff review indicates additional analysis and potential design changes to the plat may be necessary.

PUBLIC NOTIFICATION AND INPUT

A notice of public hearing was published in a newspaper of general circulation in the Town, and an official notice was posted in all the required public places within the Town.

Public comment has been received regarding the preliminary plat; residents of the existing residential subdivision immediately east of the subject site have voiced concern over vehicular access between their development and the proposed project. In contrast, these residents would like to have pedestrian connectivity between their development and the proposed project.

PROPOSITION 207

An agreement to “Waive Claims for Diminution in Value” Pursuant to A.R.S. § 12-1134 was signed by the landowners of the subject site, in conformance with Section 5.201 of the Town of Gilbert Land Development Code. This waiver is located in the case file.

STAFF RECOMMENDATION

Move to continue S14-07 to October 1, 2014.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Jordan Feld", with a stylized flourish at the end.

Jordan Feld, AICP
Senior Planner

Attachments:

Attachment 1 Notice of Public Hearing

S14-07

Attachment 1: Notice of Public Hearing

Notice of Public Hearing

September 3, 2014

PLANNING COMMISSION DATE:

Wednesday, August 6, 2014* TIME: 6:00 PM

LOCATION: Gilbert Municipal Center, Council Chambers

50 E. Civic Center Drive

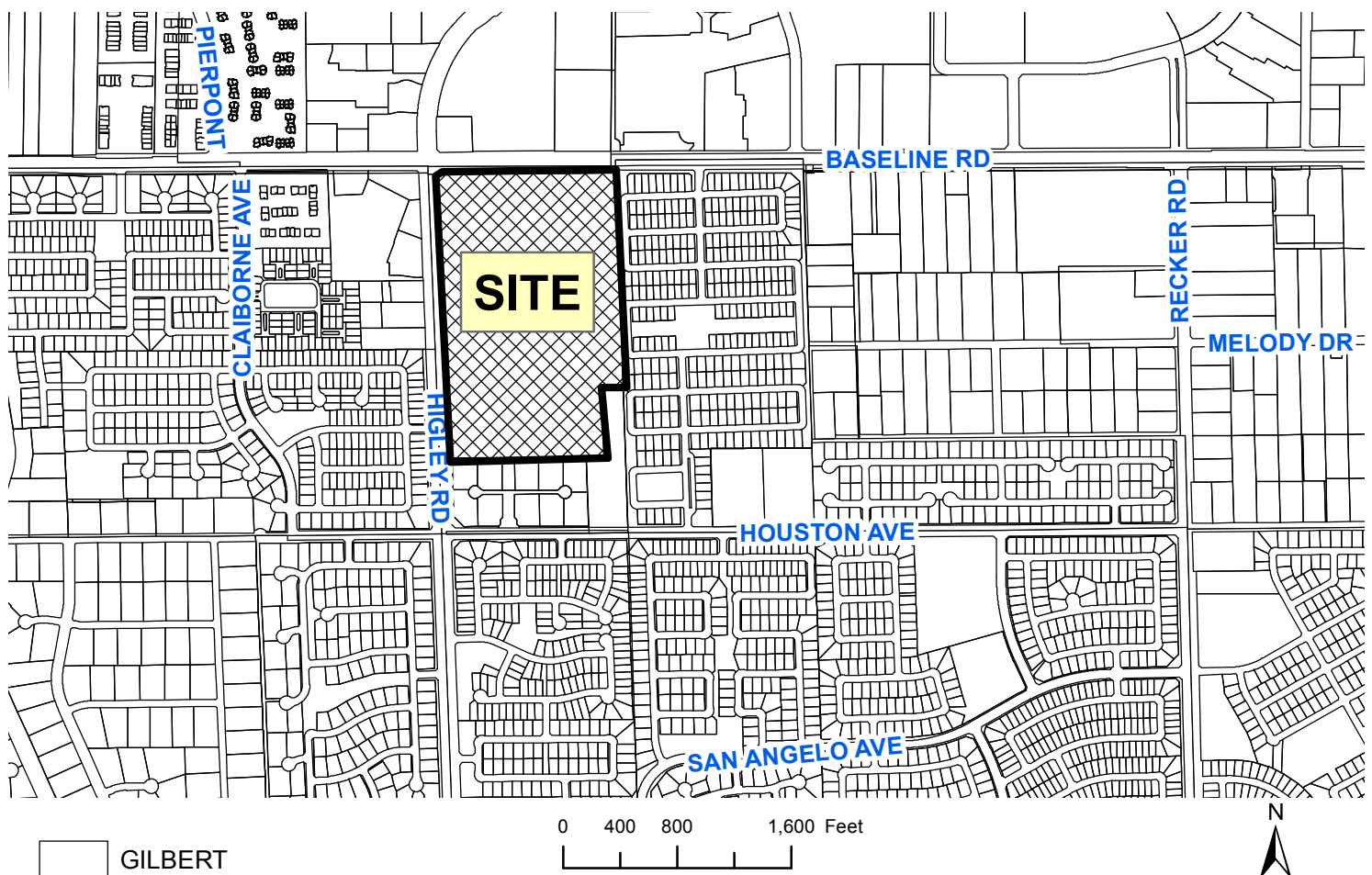
*** Call Planning Department to verify date and time: (480) 503-6700**

REQUESTED ACTION:

S14-07: Request to approve Preliminary Plat and Streetscape Plan for Woodbury Corporation, for 20 commercial lots on approximately 61.34 acres of real property located at 5150 E. Baseline Road in the Regional Commercial (RC) zoning district.

* The application is available for public review at the Town of Gilbert Development Services division Monday - Thursday 7 a.m. - 6 p.m. Staff reports are available the Monday prior to the meeting at <http://www.gilbertaz.gov/departments/development-services/planning-development/planning-commission>

SITE LOCATION:



APPLICANT: Bowman Consulting
CONTACT: Troy Peterson
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Tempe, AZ 85281

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